157.0	0010	0002.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	675,800	/	675,800
USE VALUE:	675,800	/	675,800
ASSESSED:	675,800	/	675,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
190		WAVERLY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MALONE BRANDON S & CATHERINE
Owner 2:	
Owner 3:	
Street 1:	190 WAVERLEY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TOBIN SUSAN L -
Owner 2:	-
Street 1:	190 WAVERLEY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1936, having primarily Vinyl Exterior and 1128 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	276,300	500	399,000	675,800
Total Card	0.115	276,300	500	399,000	675,800
Total Parcel	0.115	276,300	500	399,000	675,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 599.11 | /Parcel: 599.11

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 105264
GIS Ref:
GIS Ref:
Insp Date: 10/20/16

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 157.0-0010-0002.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	276,300	500	5,000.	399,000	675,800		Year end	12/23/2021
2021	101	FV	269,000	500	5,000.	399,000	668,500		Year End Roll	12/10/2020
2020	101	FV	269,000	500	5,000.	399,000	668,500	668,500	Year End Roll	12/18/2019
2019	101	FV	229,700	600	5,000.	399,000	629,300	629,300	Year End Roll	1/3/2019
2018	101	FV	229,700	600	5,000.	336,300	566,600	566,600	Year End Roll	12/20/2017
2017	101	FV	229,700	600	5,000.	307,800	538,100	538,100	Year End Roll	1/3/2017
2016	101	FV	191,500	600	5,000.	262,200	454,300	454,300	Year End	1/4/2016
2015	101	FV	180,800	600	5,000.	228,000	409,400	409,400	Year End Roll	12/11/2014

!12368!

PRINT

Date	Time
12/30/21	14:31:23

LAST REV

Date	Time
10/24/16	09:55:44
apro	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 12368

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TOBIN SUSAN L,	63100-197		12/23/2013		538,000	No	No		
JACKUNAS VYTAUT	12502-28		8/16/1973	Family	34,000	No	No		Maurice Tobin dod 4/23/81. Marilyn Tobin dod

USER DEFINED

Prior Id # 1:	105264
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/4/2015	1070	Add Bath	15,000		8/4/2015			Add bath, add deck
5/18/2011	460	Manual	6,150					
2/22/2011	89	Siding	18,155					VINYL

ACTIVITY INFORMATION

Date	Result	By	Name
10/20/2016	Meas/Inspect	DGM	D Mann
10/20/2016	Permit Visit	DGM	D Mann
12/6/2008	Meas/Inspect	345	PATRIOT
5/20/2000	Inspected	263	PATRIOT
12/1/1999	Measured	268	PATRIOT
4/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	7									399,000						399,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 399,000	Spl Credit	Total: 399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	178.605
Other Features:	91800
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	339430
Depreciation:	63134
Depreciated Total:	276296

COMMENTS

PDAS OF=BMT TOILET.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

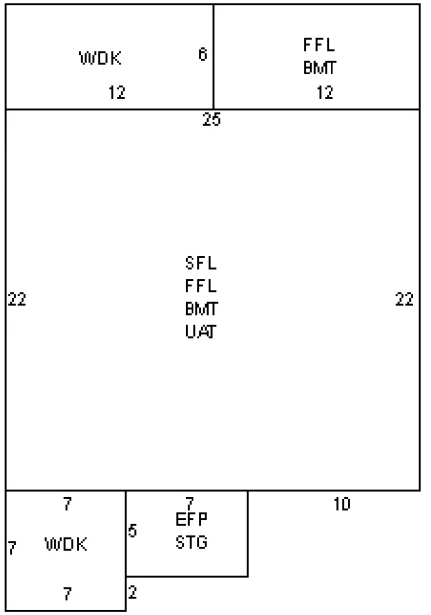
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	178.61
Special Features:	0	Val/Su Net:	134.71
Final Total:	276300	Val/Su SzAd	244.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	600	53.580	32,149
FFL	First Floor	600	178.610	107,163
SFL	Second Floor	528	178.610	94,304
UAT	Upper Attic	132	71.440	9,430
WDK	Deck	121	13.980	1,691
EFP	Enclos Porch	35	71.150	2,490
STG	Storage	35	11.480	402
	Net Sketched Area:	2,051	Total:	
Size Ad	1128	Gross Area	3167	FinArea 1128

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 157.0-0010-0002.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	200	F	FR	1990	3.71	T	29	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500

IMAGE

AssessPro Patriot Properties, Inc